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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**November 23, 2021  
7:00 pm @ Community Development Department**

**Case #55-2021: Parcel(s) 21-K-16  
Applicant – William III & Marion Deluca  
Owner – Same  
Location – 164 Range Road  
Zoning District – Residential A & WPOD**

The applicant is appealing an Administrative Decision that denied the right to construct a fence that is in violation of **Section 710.1, 710.3.1 & 710.4.3**.

**Case #56-2021: Parcel(s) 6-C-118  
Applicant – Fred Herard  
Owner – Same  
Location – 53 Sheffield Street  
Zoning District – Rural & Open Space Residential Overlay District**

Variance relief is requested from **Section 702 & 611.6.4.3.3** to construct a pool shed 9'5" and 10'7" from the side and rear property lines where 15 feet is required.

**Case #57-2021: Parcel(s) 18-L-300  
Applicant – The Dubay Group – Karl Dubay  
Owner – Angle Wood Pond Realty Trust, Inc.  
Location – 55 Range Road, aka 1-3 Sharma Way  
Zoning District – Professional, Business and Technology, Residential A & WPOD**

Variance relief is requested from **Section(s) 603.1.1 & 614.2** to permit 100 two-bedroom townhomes, arranged in fourplexes, where this particular type and configuration of residential use is not allowed in the PBT and RDA zones.

**Copies of all Zoning Board of Adjustment applications and materials are  
available for review. Contact: Community Development Department; open Monday – Friday 8am – 4pm**